

MIXED USE LIBRARIES OVERVIEW

- Global trends impacting libraries
- Today's libraries
- Trends and standards in library design
- What are mixed use library partnerships?
- Libraries and community center partnerships
- Mixed use libraries



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GLOBAL TRENDS IMPACTING LIBRARIES

- Interconnected world
- Environment – sustainability and resilience
- Demographics – bigger, older and more diverse
- Economic inequality
- Budget shortfalls in public funding
- Education trends are self-directed, collaborative and lifelong
- New skills and structures will change our workplaces

[ALA 2014 Trends Report: Snapshot of a Turbulent World.](#)

TODAY'S LIBRARIES

- Modern libraries are not just about what we have for people, but what we do for and with people.
- Libraries are at the heart of our communities—a resource for people of any age to find what they need to help improve their quality of life.
- Our society is at a critical juncture with regard to the changing information landscape and the skills needed to thrive in our digital world.
- Libraries are evolving with these changes in order to serve the public and to continue to fulfill their role in leveling the playing field for all who seek information and access to technologies.
- Libraries also provide opportunities for community engagement and delivering services that connect closely with patrons' needs.
- Library professionals facilitate individual opportunity and community progress.
- Libraries are committed to advancing their legacy of reading and developing a digitally inclusive society.
- Libraries of all kinds add value in five key areas: education, employment, entrepreneurship, empowerment and engagement.

TRENDS IN LIBRARY DESIGN*

1. LIBRARIES ARE THEIR COMMUNITIES
 - Shifting from collection centric to people centric programming and services
 - Re-arranging collections to serve specific audiences proactively
 - Commissioned art by local artists and community art projects
 - Incorporation of local heritage
2. PRODUCTIVE PARTNERSHIPS
 - Joint use facilities in partnership with existing civic or city institutions
 - Parks, other recreational entities or community centers, schools
3. LIBRARIES AS PLACEMAKERS
 - Visible community gathering places
 - People and activities enliven these spaces
4. CREATIVE CULTURE CATALYSTS
 - Supporting creative arts and business community with creation spaces: 3-D printing, artist in residence programs, non-profits teaching entrepreneurial skills

** Trends are summarized from [Library Journal New Landmark Libraries 2015](#)*

Trends in library design (continued)

5. LIBRARIES BREATHE AND GROW

- Openness of space allows staff and community to create new innovative uses for the building
- Space use can change throughout the day with rooms designed to expand or contract
- Meeting space designed to be used before and after library hours to maximize availability to the community

6. TRANSPARENT AND LIGHT-FILLED

- Views into the building allow community to see the possibilities inside
- Skylights, courtyards bring daylight into the building reducing the need for artificial light

7. CONNECTED TO THE ENVIRONMENT

- Engage the community and natural environment: site co-locations, green space

Trends in library design (continued)

8. ASPIRATIONAL AND ACCESSIBLE

- Embracing a building aesthetic that showcases the programming, people, artwork, collections and furniture
- Design doesn't constrain use
- Color assists with wayfinding and signals different types of use and serves as cues for noise levels
- Materials and finishes are chosen to reflect their community

STANDARDS IN NEW LIBRARIES

- OPEN FLOOR PLANS
- LOWER SHELVING
- EXPANSIVE SIGHT LINES
- FEWER WALLS
- SMARTER SERVICE POINTS
 - Trend is not removing service points
 - Combining services
 - More mobile service
 - Using technology to free staff to engage more with public
- GREEN AND SUSTAINABLE
 - Site selection and development
 - environmental aspects
 - materials used
 - indoor environmental quality
 - ongoing education, outreach and operations
 - artist in residence programs, non-profits teaching entrepreneurial skills

MIXED USE COLLABORATIONS

The 2012 [Library Journal's architectural report](#) focused on mixed use collaborations. Collaborations tend to follow these relationships:

SHARED SITES

- The library and at least one other organization build on land owned by at least one partner.

SHARED FACILITIES

- The partners each set up house in a building that one or all of the partners paid to build. They share ownership, or one partner leases from another. Often, they share parts of the building, such as meeting rooms and common areas.

MIXED USE DEVELOPMENT

- The library and its partners enter a condominium agreement. Often the library owns the site, and each partner owns its own space in the development.

INTEGRATED SERVICES

- Two libraries with combined staff in the same building serve customer groups once served -separately.

PARTNERSHIPS & ADJACENCIES

- Good library adjacencies can maximize community and economic development
- Libraries and commercial
 - Office
 - Hotel
 - Appropriate retail
 - Housing
 - Milwaukee model for branches
- Libraries and other public services
 - Parks and Recreation
 - Medical clinics
 - Community centers

LIBRARIES & COMMUNITY CENTERS

- Libraries specializing in senior programming
 - [Old Bridge Public Library, NJ](#)
Specially designed “destination” area in the library for three generations of older adults features programming activities focusing on technology, gaming, and life-long learning.
- Libraries with a senior section
 - [Free Library of Philadelphia Central Senior Services](#)
- Library and community center co-located
 - [Marshfield Library and Community Center Project](#)
- Some include housing
 - Grandparent/caregiver housing
 - [Villard Square Branch, Milwaukee Public Library](#)
- Some include other non profits, educational resources, even commercial business
 - [Beaverbrook Library - Ottawa](#)
A public library, a community center, an arena, a senior center, and a high school. The branch caters to the varied demographics of the surrounding community

MARSHFIELD LIBRARY & COMMUNITY CENTER

- New facility will provide for shared programs, socializing, education
- Allows for an expansion of activities
- Youth activities scheduled in the evening/senior activities during the day
- ADRC possibly included
- Included a community process with surveys and visits to 21st century libraries and community centers to identify best practices
- Opening scheduled for September
- <https://www.youtube.com/watch?v=-p3U47Bjay0&feature=youtu.be>

WHY LIBRARIES & COMMUNITY CENTERS?

- Both are gateways to resources , programs, services and the greater community. Passive and active resources allow users to choose how they use these institutions.
- Both are places to visit, browse and interact.
- Both are evolving in response to lifestyle changes resulting from increasing lifespans:
 - New vocations – encore careers. Older adults are experienced, dependable and priceless – offering potential to be highly sought after employees, volunteers and participants as they age.
 - New relationships – friendships, marriages, grandparent caregivers of children
 - New hobbies – highly curious
- Both require significant volunteerism to support the programs and services.
- Libraries and community centers have similar requirements for accessibility and civic space. Located together they have a symbiotic relationship.
- Both must respond to local community needs.
- Both must leverage resources from a variety of sources.
- Both are symbols of how the community sees and takes care of itself.

PUBLIC PRIVATE PARTNERSHIPS & MIXED USE LIBRARIES

- Public-private partnerships (PPP) can create win-wins
 - May offset higher construction and operating costs
 - Libraries are more integrated in the community
 - Offer traditional library feel with benefits of “store front” foot traffic and central location
 - Libraries can be in more premium locations that would have been cost-prohibitive as a stand alone library
 - Maximizes density on a site in urban locations
 - Sharing in the upfront costs
 - Access to funding sources the library project would be eligible for alone

PUBLIC PRIVATE PARTNERSHIPS & MIXED USE LIBRARIES

- Public-private partnerships (PPP) can have challenges. Complexity of project requires close coordination with all parties of:
 - Planning
 - Management
 - Finances
 - Development agreement
 - Anticipating contingencies
 - Require out-of-the-box thinking

MILWAUKEE PUBLIC LIBRARY EAST BRANCH

- A PPP to redevelop the library block.
 - MPL issued an RFP to develop the branch site
 - Five story development includes three condominiums:
 - 16,000 sq foot library
 - 2,400 sq foot retail
 - Aprox. 100 market rate apartments
 - Underground and surface parking
 - MPL is taking the lead in this growing trend



MILWAUKEE'S FINANCING & AGREEMENT

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|---|---|
| <ul style="list-style-type: none"> • MPL build out \$3,900,000 • HUD loan \$10,900,000 • Bank loan and developer cash equity • \$20,000,000 project | <ul style="list-style-type: none"> • MPL sold site to developer on terms specified in RFP and development agreement • Developer acquired funding via a commercial loan through US Department of Housing and Urban Development • Developer provided temporary library location during construction • East Branch is a condo owned by the city. |
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THE MILWAUKEE MODEL

- MPL is leading the country in mixed use libraries
- In last planning process looked at different branch models – Express, regional and mixed use libraries
- This is their approach for future branches
- Two are completed and two are in the works
- Specific partnerships are determined by the branch locations
 - Villard Square, Forest Home
- Ownership vs. leasing is determined by best financing options for city and developers
- In cases of leasing, intent to purchase after a period of time is built into development agreements
- Some include WHEDA tax credits, HUD financing, new market tax credits, capital funds from the city, developer cash, TIF funding

KAUKAUNA PUBLIC LIBRARY

- A PPP to redevelop the historic Eagle Mill
 - 80,000 sq foot building
 - 24,000 sq foot library
 - Corporate headquarters for Expera Specialty Solutions with 110 employees
 - Three 6,000 sq foot spaces
 - Includes future trail system development
 - Future children's garden
 - Future observation deck



KAUKAUNA'S FINANCING

- \$1 million in TIF from city
- \$500,000 state grant to developer
- \$500,000 in TIF for street, utility and trail improvements along Fox River
- Library will pay \$133,141 lease first 5 years increasing every 5 years.
- Library is leasing from developer
- Rent paid through general tax levy
- 20-year lease
- Renewable for two additional 20-year periods

PLATTEVILLE PUBLIC LIBRARY

- A PPP to redevelop the library block.
 - Demolition of six existing buildings
 - Renovation of current library into a health clinic
 - Construction of two larger buildings:
 - 22,000 sq foot library
 - 43,000 sq foot hotel
 - Renovation of current library into a health clinic
 - Underground and surface parking



PLATTEVILLE'S FINANCING

- Developer (\$3,600,000)
- City Contribution (\$2,000,000)
- New Market Tax Credits (\$3,758,000)
- Bank loan (\$6,818,000).
- The City is also contributing the current library building and land, which is conservatively valued at \$575,000.
- **Total \$16,176,000**
- New Market Tax Credits can only be used for private development.
- City will pay a lease for 7 years (with option to extend 1 year to close out new market tax credits)
- Lease payments paid through combination of potential tax increment from the project, district or donor district TIF revenue and general tax revenue.

PLATTEVILLE'S DEVELOPMENT AGREEMENT

- Agreement is set up so that the library will be gifted to the city at the end of the seven years.
- There is no guarantee that the library will be gifted to the city. Legal and financing requirements associated with projects won't allow mandatory gifting language.
- Strong financial incentives for the owners to gift the library
- City retains the right to continue leasing and first right of refusal to purchase in the event the library is not gifted.
- FAQ and all resources located here
<http://platteville.org/?sc=Services&cat=126>